

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: OSCEOLA COUNTY
Local Government Number: 72

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL	72002	9
OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL	72003	1
OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL	72004	3
OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL	72005	2
Osceola County 2017 CFE Mill UR Area	72006	0

TIF Debt Outstanding: 9,803,662

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	1,273,045	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
---	------------------	----------	---

TIF Revenue:	302,322
TIF Sp. Revenue Fund Interest:	16,285
Property Tax Replacement Claims	6,657
Asset Sales & Loan Repayments:	0
Total Revenue:	325,264

Rebate Expenditures:	99,955
Non-Rebate Expenditures:	1,323,436
Returned to County Treasurer:	0
Total Expenditures:	1,423,391

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	174,918	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
---	----------------	----------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 8,205,353**

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL
 UR Area Number: 72002

UR Area Creation Date: 07/2003

UR Area Purpose: To revitalize and improve the county by encouraging new agri-based economic development and provide vital and competitive jobs through necessary infrastructure and improvements to the area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT	720055	720056	3,606,005
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU ADDN INCREMENT	720061	720062	63,085
OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA INCREMENT	720063	720064	503,360
OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA INCREMENT	720065	720066	589,160
WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE PARK INCREMENT	720067	720068	191,948
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW EQUIPMENT INCREMENT	720069	720070	1,183,998
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA POULTRY INCREMENT	720071	720072	651,199
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ HOSPITALITY INCREMENT	720083	720084	1,873,233
HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD 9/LANGSTRAAT AUTOWORKS INCREMENT	720085	720086	236,799

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,045,740	17,831,072	0	0	32,876,812	0	32,876,812
Taxable	0	0	13,541,166	16,047,965	0	0	29,589,131	0	29,589,131
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **1,110,561** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 195,926
 TIF Sp. Revenue Fund Interest: 16,285
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 212,211

Rebate Expenditures: 65,281
 Non-Rebate Expenditures: 1,245,057
 Returned to County Treasurer: 0
Total Expenditures: 1,310,338

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **12,434** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Otter Creek Ethanol Project

Description:	Development of Land & Buildings
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Northwest Equipment Project (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Ocheyedan Coop Elevator

Description:	New Fertilizer & Chemical Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Enterprise Park Project

Description:	Construction of Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Kirk Grau Addn. (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Bosma Poultry Project

Description:	Development of Land & Buildings
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Northwest Equipment Project (Green & Yellow)

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Bosma Poultry Project

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

JRJ Hospitality

Description:	Rebate
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Langstraat Autoworks

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

General Obligation Bond 2013

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,210,000
Interest:	25,723
Total:	1,235,723
Annual Appropriation?:	No
Date Incurred:	12/18/2013
FY of Last Payment:	2020

Green & Yellow (NW Equip)

Debt/Obligation Type:	Rebates
Principal:	156,961
Interest:	0
Total:	156,961
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2025

Bosma Poultry

Debt/Obligation Type:	Rebates
Principal:	89,486
Interest:	0
Total:	89,486
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2025

JRJ Hospitality

Debt/Obligation Type:	Rebates
Principal:	721,715
Interest:	0
Total:	721,715
Annual Appropriation?:	No
Date Incurred:	11/29/2016
FY of Last Payment:	2037

Langstraat Autoworks

Debt/Obligation Type:	Rebates
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No

Date Incurred:	11/27/2018
FY of Last Payment:	2029

General Obligation Bond 2019

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	750,000
Interest:	66,734
Total:	816,734
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2026

Dan Lonneman/Lonneman Seed

Debt/Obligation Type:	Rebates
Principal:	17,000
Interest:	0
Total:	17,000
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2030

Non-Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

TIF Expenditure Amount:	1,235,924
Tied To Debt:	General Obligation Bond 2013
Tied To Project:	Otter Creek Ethanol Project

TIF Expenditure Amount:	9,133
Tied To Debt:	General Obligation Bond 2019
Tied To Project:	Otter Creek Ethanol Project

Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

1712 Deere Drive

TIF Expenditure Amount:	15,181
Rebate Paid To:	Green & Yellow (NW Equip)
Tied To Debt:	Green & Yellow (NW Equip)
Tied To Project:	Northwest Equipment Project (Green & Yellow)
Projected Final FY of Rebate:	2025

5403 Ag Street

TIF Expenditure Amount:	9,718
Rebate Paid To:	Bosma Poultry
Tied To Debt:	Bosma Poultry
Tied To Project:	Bosma Poultry Project
Projected Final FY of Rebate:	2025

1726 Pierce Avenue

TIF Expenditure Amount:	37,551
Rebate Paid To:	JRJ Hospitality
Tied To Debt:	JRJ Hospitality
Tied To Project:	JRJ Hospitality
Projected Final FY of Rebate:	2037

5411 Ag St

TIF Expenditure Amount:	2,831
Rebate Paid To:	Langstraat Autoworks
Tied To Debt:	Langstraat Autoworks
Tied To Project:	Langstraat Autoworks
Projected Final FY of Rebate:	2029

Jobs For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Project:	Northwest Equipment Project (Green & Yellow)
Company Name:	Noteboom Implement (Green & Yellow LLC)
Date Agreement Began:	01/01/2014
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	18
Total Annual Wages of Required Jobs:	650,455
Total Estimated Private Capital Investment:	1,600,000
Total Estimated Cost of Public Infrastructure:	805,000

Project:	Bosma Poultry Project
Company Name:	Bosma Poultry, Inc.
Date Agreement Began:	12/05/2013
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	24
Total Annual Wages of Required Jobs:	1,679,403
Total Estimated Private Capital Investment:	1,113,176
Total Estimated Cost of Public Infrastructure:	0

Project:	Langstraat Autoworks
Company Name:	Langstraat Autoworks
Date Agreement Began:	01/10/2018
Date Agreement Ends:	06/01/2029
Number of Jobs Created or Retained:	7
Total Annual Wages of Required Jobs:	106,620
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT
TIF Taxing District Inc. Number:	720056
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,413,072	0	0	17,413,072	0	17,413,072
Taxable	0	0	0	15,671,765	0	0	15,671,765	0	15,671,765
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	75,145	15,671,765	3,606,005	12,065,760	261,866

FY 2020 TIF Revenue Received: 79,748

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU ADDN INCREMENT
TIF Taxing District Inc. Number:	720062
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	306,700	0	0	0	306,700	0	306,700
Taxable	0	0	276,030	0	0	0	276,030	0	276,030
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	35,628	271,072	63,085	207,987	4,316

FY 2020 TIF Revenue Received: 1,332

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA
 INCREMENT
 TIF Taxing District Inc. Number: 720064
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,104,290	0	0	0	3,104,290	0	3,104,290
Taxable	0	0	2,793,861	0	0	0	2,793,861	0	2,793,861
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	916,675	2,187,615	503,360	1,684,255	35,359

FY 2020 TIF Revenue Received: 10,789

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA
 INCREMENT
 TIF Taxing District Inc. Number: 720066
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,764,830	0	0	0	5,764,830	0	5,764,830
Taxable	0	0	5,188,347	0	0	0	5,188,347	0	5,188,347
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,204,330	2,560,500	589,160	1,971,340	57,167

FY 2020 TIF Revenue Received: 17,392

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE
PARK INCREMENT	
TIF Taxing District Inc. Number:	720068
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	586,520	418,000	0	0	1,004,520	0	1,004,520
Taxable	0	0	527,868	376,200	0	0	904,068	0	904,068
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	128,510	876,010	191,948	684,062	14,134

FY 2020 TIF Revenue Received: 4,042

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW
EQUIPMENT INCREMENT	
TIF Taxing District Inc. Number:	720070
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,687,360	0	0	0	1,687,360	0	1,687,360
Taxable	0	0	1,518,624	0	0	0	1,518,624	0	1,518,624
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	145,300	1,518,624	1,183,998	334,626	6,944

FY 2020 TIF Revenue Received: 25,001

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA
 POULTRY INCREMENT
 TIF Taxing District Inc. Number: 720072
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,121,920	0	0	0	1,121,920	0	1,121,920
Taxable	0	0	1,009,728	0	0	0	1,009,728	0	1,009,728
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,949	1,009,728	651,199	358,529	7,440

FY 2020 TIF Revenue Received: 13,750

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ
 HOSPITALITY INCREMENT
 TIF Taxing District Inc. Number: 720084
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2016

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,081,370	0	0	0	2,081,370	0	2,081,370
Taxable	0	0	1,873,233	0	0	0	1,873,233	0	1,873,233
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	19,815	1,873,233	1,873,233	0	0

FY 2020 TIF Revenue Received: 38,872

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD
 9/LANGSTRAAT AUTOWORKS INCREMENT
 TIF Taxing District Inc. Number: 720086

TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	392,750	0	0	0	392,750	0	392,750
Taxable	0	0	353,475	0	0	0	353,475	0	353,475
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,700	353,475	236,799	116,676	2,421

FY 2020 TIF Revenue Received: 5,000

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL
 UR Area Number: 72003
 UR Area Creation Date: 11/2008

UR Area Purpose: To create, develop, and stimulate economic development opportunities in the area through public improvements including sewer and water upgrades, street developments, and a rebate for Coop Energy through a joint agreement with the City of Sibley.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF INCREMENT	720059	720060	3,425,238

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,805,820	0	0	0	3,805,820	0	3,805,820
Taxable	0	0	3,425,238	0	0	0	3,425,238	0	3,425,238
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 71,076
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 6,657
 Asset Sales & Loan Repayments: 0
Total Revenue: 77,733

Rebate Expenditures: 34,674
 Non-Rebate Expenditures: 43,059
 Returned to County Treasurer: 0
Total Expenditures: 77,733

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

Coop Energy

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Sewer & Water Development

Description:	Extending water & sewer lines out to area
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Street Development

Description:	Paved Pierce Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

Coop Energy Rebate

Debt/Obligation Type:	Rebates
Principal:	191,668
Interest:	0
Total:	191,668
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2021

City of Sibley

Debt/Obligation Type:	Other Debt
Principal:	176,797
Interest:	0
Total:	176,797
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2030

Secondary Roads, County

Debt/Obligation Type:	Internal Loans
Principal:	189,386
Interest:	0
Total:	189,386
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2030

Non-Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

TIF Expenditure Amount:	20,384
Tied To Debt:	City of Sibley
Tied To Project:	Sewer & Water Development

TIF Expenditure Amount:	22,675
Tied To Debt:	Secondary Roads, County
Tied To Project:	Street Development

Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

1708 Pierce Avenue

TIF Expenditure Amount:	34,674
Rebate Paid To:	Coop Energy
Tied To Debt:	Coop Energy Rebate
Tied To Project:	Coop Energy
Projected Final FY of Rebate:	2021

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL (72003)
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF
 INCREMENT
 TIF Taxing District Inc. Number: 720060
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,805,820	0	0	0	3,805,820	0	3,805,820
Taxable	0	0	3,425,238	0	0	0	3,425,238	0	3,425,238
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,779	3,425,238	3,425,238	0	0

FY 2020 TIF Revenue Received: 71,076

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL
 UR Area Number: 72004
 UR Area Creation Date: 11/2014

The objectives of this plan are intended to stabilize, revitalize and improve economic development opportunities within Osceola County by encouraging new development and to alleviate conditions of blight in Urban Renewal Area 6.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720073	720074	958,380
FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720075	720076	718,785
OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720077	720078	2,996

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,160	0	6,842,458	0	0	6,849,618	0	6,849,618
Taxable	0	4,075	0	6,158,215	0	0	6,162,290	0	6,162,290
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 35,320
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 35,320

Rebate Expenditures: 0
 Non-Rebate Expenditures: 35,320
 Returned to County Treasurer: 0
Total Expenditures: 35,320

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

Ocheyedan Support Program

Description:	Improve & Revitalize Blight Area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	35,323
Interest:	0
Total:	35,323
Annual Appropriation?:	No
Date Incurred:	11/27/2017
FY of Last Payment:	2029

Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	122,750
Interest:	0
Total:	122,750
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2029

Non-Rebates For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

TIF Expenditure Amount:	35,320
Tied To Debt:	Long Term Debt
Tied To Project:	Ocheyedan Support Program

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)
TIF Taxing District Name:	HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM
TIF INCREMENT	
TIF Taxing District Inc. Number:	720074
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	11/2014
Economic Development	11/2014

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,909,976	0	0	3,909,976	0	3,909,976
Taxable	0	0	0	3,518,980	0	0	3,518,980	0	3,518,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,606,652	1,303,324	958,380	344,944	7,157

FY 2020 TIF Revenue Received: 20,124

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)
TIF Taxing District Name:	FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM
TIF INCREMENT	
TIF Taxing District Inc. Number:	720076
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	11/2014
Economic Development	11/2014

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,932,482	0	0	2,932,482	0	2,932,482
Taxable	0	0	0	2,639,235	0	0	2,639,235	0	2,639,235
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,954,989	977,493	718,785	258,708	5,289

FY 2020 TIF Revenue Received: 15,109

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)
 TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT
 TIF Taxing District Inc. Number: 720078
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2014
Economic Development	11/2014

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,160	0	0	0	0	7,160	0	7,160
Taxable	0	4,075	0	0	0	0	4,075	0	4,075
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	4,075	2,996	1,079	31

FY 2020 TIF Revenue Received: 87

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL
 UR Area Number: 72005
 UR Area Creation Date: 10/2015

UR Area Purpose: The purpose of this UR Area is to provide municipal infrastructure, services and facilities that alleviate blighted conditions and promote economic growth through encouragement of commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ALLISON TWP/HARRIS-LAKE PARK SCH/HARRIS SEWER PROJECT TIF INCREMENT	720079	720080	0
FAIRVIEW TWP/HARRIS LAKE PARK SCH/HARRIS SEWER PROJECT TIF INCREMENT	720081	720082	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	54,283,969	0	0	54,283,969	0	54,283,969
Taxable	0	0	0	48,855,587	0	0	48,855,587	0	48,855,587
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **162,484** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **162,484** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL

Harris Sewer Project

Description:	Improving Municipal sanitary sewer system
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

White Avenue Project

Description:	Paving White Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL

City of Harris

Debt/Obligation Type:	Internal Loans
Principal:	166,072
Interest:	0
Total:	166,072
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2029

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL (72005)
 TIF Taxing District Name: ALLISON TWP/HARRIS-LAKE PARK SCH/HARRIS SEWER PROJECT TIF
 INCREMENT
 TIF Taxing District Inc. Number: 720080
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	10/2015
Economic Development	10/2015

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,115,283	0	0	21,115,283	0	21,115,283
Taxable	0	0	0	19,003,761	0	0	19,003,761	0	19,003,761
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,596,068	3,519,215	0	3,519,215	65,534

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL (72005)
 TIF Taxing District Name: FAIRVIEW TWP/HARRIS LAKE PARK SCH/HARRIS SEWER PROJECT TIF
 INCREMENT
 TIF Taxing District Inc. Number: 720082
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	10/2015
Economic Development	10/2015

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	33,168,686	0	0	33,168,686	0	33,168,686
Taxable	0	0	0	29,851,826	0	0	29,851,826	0	29,851,826
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	28,459,834	4,708,852	0	4,708,852	87,406

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: Osceola County 2017 CFE Mill UR Area
 UR Area Number: 72006
 UR Area Creation Date: 03/2017

Co. will pay for the Road Improvement Project from GO Bonds paid back with incremental tax revenues from UR area. Co. agrees to provide ec. dev. payments to CFE after sufficient payments are made to pay principal and interest on the Bonds.

Tax Districts within this Urban Renewal Area

Base No. Increment No. Increment Value Used

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

0

0

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

0

0

Amount of 06-30-2020 Cash Balance Restricted for LMI

Debts/Obligations For Osceola County 2017 CFE Mill UR Area

G.O Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,800,000
Interest:	1,044,047
Total:	3,844,047
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

CFE Feed Mill

Debt/Obligation Type:	Rebates
Principal:	2,000,000
Interest:	0
Total:	2,000,000
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040